

**CLERMONT COUNTY PLANNING COMMISSION
SEVENTH REGULAR MEETING
July 24, 2007**

The Seventh Regular Meeting of the Clermont County Planning Commission was held on Tuesday, July 24, 2007 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Ms. Rochford, Mr. Freeman, Mr. Hoffman (arrived at 5:10 p.m.), Mr. Rouster, Mr. Schultz, Mr. Thomson, and Mr. Turton.

APPROVAL OF MINUTES:

Vice Chairman Turton asked if there were any questions, additions or corrections to the June Minutes that had been mailed to the members prior to the meeting. A motion to approve the June Meeting Minutes was made by Mr. Thomson, seconded by Mr. Rouster, and carried unanimously (Mr. Schultz abstaining due to his absence at the June Meeting).

STAFF REPORT ON SUBDIVISION CASES

<u>Locust Lake Estates</u>	<u>Revised Design Plan</u>	<u>Pierce Township</u>
5:05 p.m.		

Mr. Hanigosky presented the Staff Report for this Revised Design Plan. Staff's recommendation was for approval of the Revised Design Plan, contingent upon satisfactory resolution of all staff and agency comments.

Chris Derickson, property owner and developer, was present for this case.

Following discussion, Mr. Hoffman moved that the Planning Commission **approve** the Revised Design Plan for Locust Lake Estates based on the following conditions:

1. Construct sidewalks on both sides of the street serving Locust Lake Estates Subdivision.
2. Provide public pedestrian access to the park
3. The applicant will be required to address all comments submitted by the following reviewing agencies prior to Final Construction Plan and/or Record Plat Approval. The agencies are as follows:
 - A. Clermont County Community Development & Planning
 - B. Clermont County Engineer's Office
 - C. Clermont County Permit Central
 - D. Clermont County Water & Sewer District
 - E. USDA Natural Resources Conservation Services

Motion was seconded by Mr. Freeman, and carried unanimously.

Villas at Waterford Glen Phase 1: Dedication Plat Union Township
Waterford Parkway, Portrush Way, and Lahinch Lane

5:25 p.m.

Mr. Hanigosky presented the Staff Report for this Dedication Plat. Staff's recommendation was for approval of the Dedication Plat, contingent upon satisfactory resolution of all staff and agency comments.

Ron Roberts, Roberts Engineering Company, was present for this case.

Following discussion, Mr. Schultz moved that the Planning Commission **approve** the Dedication Plat for Villas at Waterford Glen Phase 1: Waterford Parkway, Portrush Way, and Lahinch Lane, based on staff's recommendation, seconded by Ms. Rochford, and carried unanimously.

STAFF REPORT ON ZONING CASES

Batavia Twp. Zoning Case B-03-07Z Brock Warren

5:30 p.m.

Mr. Hanigosky presented the Staff Report for this zoning request. Staff's recommendation was for approval of the proposed request with conditions as stated in staff's report.

Jim Huitger, Professional Engineering Group, was present for this case.

Following short discussion, Mr. Hoffman moved that the Planning Commission recommend to Batavia Township **approval** of Batavia Township Zoning Case B-03-07Z, per staff's recommendation, seconded by Mr. Rouster, and carried five to one (Mr. Schultz voting no).

Batavia Twp. Zoning Case B-04-07Z Don Rueter

5:40 p.m.

Mr. Hanigosky presented the Staff Report for this zoning request. Staff's recommendation was for approval of the proposed request with conditions as stated in staff's report.

E.J. Foltz, Cartec Engineering, was present for this case.

Following discussion, Mr. Thomson moved that the Planning Commission recommend to Batavia Township **approval** of Batavia Township Zoning Case B-04-07Z, per staff's recommendation, seconded by Mr. Rouster, and carried unanimously.

Franklin Twp. Zoning Case 07-017 (Franklin Landing) Potterhill Homes, LLC

5:55 p.m.

Mr. Hanigosky presented the Staff Report for this zoning request. Staff's recommendation was for denial of the proposed request for reasons as stated in staff's report.

Mark Jaehnen, Santoro Engineering, was present for this case.

Franklin Township residents Jim Liming, Dennis Shinkle and Ken Shinkle spoke in opposition to the proposed development. They discussed issues regarding density, spot zoning, traffic, water, sewer, and an increase of children in the school system.

Following discussion, Mr. Schultz moved that the Planning Commission recommend to Franklin Township **denial** of Franklin Township Zoning Case 07-017, per staff's recommendation, seconded by Mr. Rouster.

Mr. Hoffman moved for an amendment to the motion. He requested a comment be added to staff findings that the township should be advised that their that their Planned Development Regulations may not even allow for this development as there are single structures on single lots. This motion was seconded by Mr. Rouster, and carried unanimously.

Mr. Schultz moved for the original motion, incorporating the approved amendment, seconded by Ms. Rochford and carried unanimously.

Union Township Zoning Case 3-07-Z **Lynette Smithson (Smyth Automotive)**
5:40 p.m.

Mr. Hanigosky presented the Staff Report for this zoning request. Staff's recommendation was for approval of the proposed request with conditions as stated in staff's report.

Mark Jaehnen, Santoro Engineering Company, was present for this case.

Cory Wright, Union Township Planning Director, was also present.

Following discussion, Mr. Schultz moved that the Planning Commission recommend to Union Township **approval** of Union Township Zoning Case 3-07-Z, per staff's recommendation, seconded by Ms. Rochford. Mr. Hoffman moved for an amendment to the motion. He requested that comment #2 of staff's recommendation be amended as follows:

2. Dedicate a thirty (30) foot half right-of-way along the Mt. Carmel-Tobasco Road frontage, subject to existing buildings not becoming a violation of setback, nor should a loss of parking occur.

There were no seconds to Mr. Hoffman's amendment, and upon roll call, the original motion passed unanimously.

COMMITTEE REPORTS

There were no reports at this time.

As there was no further business brought before the Planning Commission, the meeting was adjourned.

Roger J. Maham, Chairman

Tim L. Turton, Vice Chairman